



# Seacliffe Cottages

Dippen, Isle of Arran, KA27 8RN









# THE LOCATION

## Dippen, Isle of Arran

Seacliffe Cottages enjoys a pleasant, rural location in the Dippen hamlet, with stunning sea views and just a few miles from Whiting Bay.

Whiting Bay is located on the South-East corner of the island and overlooks the Firth of Clyde, with views to the very Southern point of Scotland. The village provides a newsagent, Post Office, pharmacy, two general food stores, café/bar, restaurant, bistro, hardware store and a farm shop. There is a craft outlet and art gallery, as well as a picturesque 18 hole golf course. Primary schooling is available in the village and secondary schooling is found in Lamlash. The surrounding area provides some of Arran's most scenic walks, not only along the shoreline but also through the forest to Glenashdale Falls.

The Isle of Arran, approximately 167 square miles in area, is sometimes referred to as "Scotland in miniature", as it is divided into highland and lowland areas by the Highland Boundary Fault. The island is a popular destination for geologists, due to the substantial volcanic activity around 16 million years ago in the Tertiary period. Arran is a popular destination for walkers, cyclists, golfers and families due to the number of activities on offer. Many sports, culture and music events take place annually including Brodick Highland Games, The Arran Malt and Music Festival, Grinduro, The Arran Man Triathlon and The Arran Mountain Festival to name but a few. There are also many places to visit such as Brodick Castle (and Lochranza Castle to the North of the Isle), two distilleries, a brewery, and an impressive seven golf courses.



“...on the South-East corner of the island and overlooks the Firth of Clyde...”













# SEACLIFFE COTTAGES

## Dippen, Isle of Arran

Mcewan Fraser Legal are delighted and extremely proud to present to the open market one of Arran's most exceptional and unique properties located close to all that Arran has to offer.

Seacliffe Cottage sits in the tranquil hamlet of Dippen just a five-minute drive from shops and services with a tranquillity that's rarely seen in such close proximity to facilities.

In its elevated position overlooking 180-degree sea views, is this impressive cottage, built on three levels referred to as lower, middle and upper. In terms of location, layout, style and detail, it makes a super five-bedroom family home. It has the bonus of being able to be used as a two-bedroom self-contained accommodation and a three-bedroom self-contained accommodation, which has in the past been used as a holiday let.

Built-in circa 1800 and whilst on the outside retaining its character and old-world charm has been extensively modified internally. Floors have been relaid with damp proof membrane and insulation. Walls have been lined with studding, plasterboard, insulation and plaster finish. The windows are all double glazed uPVC. Roofs have been upgraded with battens and counter battens, and existing slate refitted.











# SEACLIFFE COTTAGES

## Lower & Middle Levels

### ACCOMMODATION

- Lounge
- Large kitchen/diner
- Two bedrooms with en-suites
- Utility
- WC

Seacliffe Cottages has one of the most beautiful positions on the island and enjoys spectacular sea views and views of the surrounding area. In this extensive home, you will find exceptional design and an inspired layout over three levels.

On the middle level is a large kitchen/diner which is the hub of the home, with an original stone inglenook fireplace at one end and a modern fitted kitchen at the other, complete with a large central island/breakfast bar, double stainless steel sink and drainer, large 5 ring induction hob, double oven, space and fittings for dishwasher, all units have large soft closure draws and fitted with striking Duropol work surfaces. The dining area has ample space and currently has a ten-person dining table making it a perfect zone for more informal gatherings with friends and family. From the kitchen there is access to a utility room fitted with floor and wall units with space and fittings for a washing machine and dryer, also off the kitchen is a boiler room and store/pantry. A door from the kitchen/diner via a landing leads to three steps of a solid oak stair to the lower level, which is a substantial triple aspect lounge with beautiful sea views. From the kitchen, a few steps lead to a landing from which, a staircase leads to two en-suite bedrooms.

























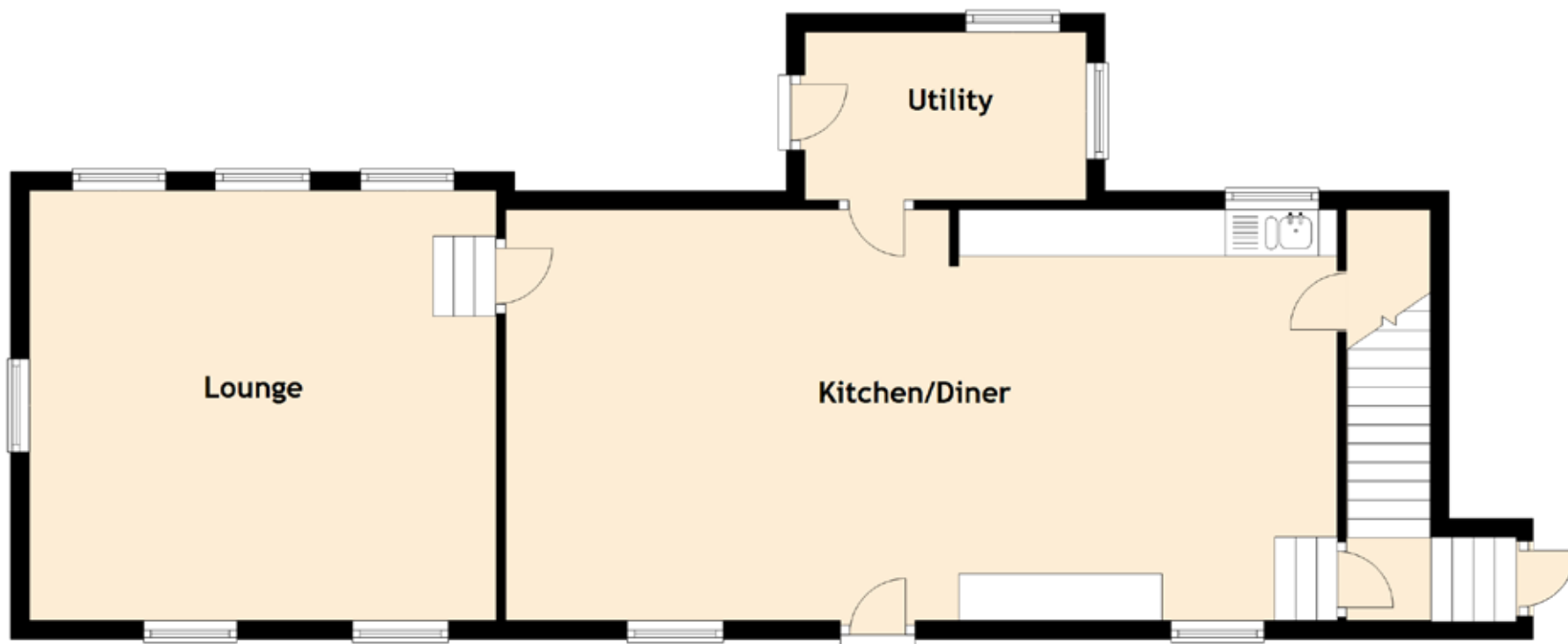
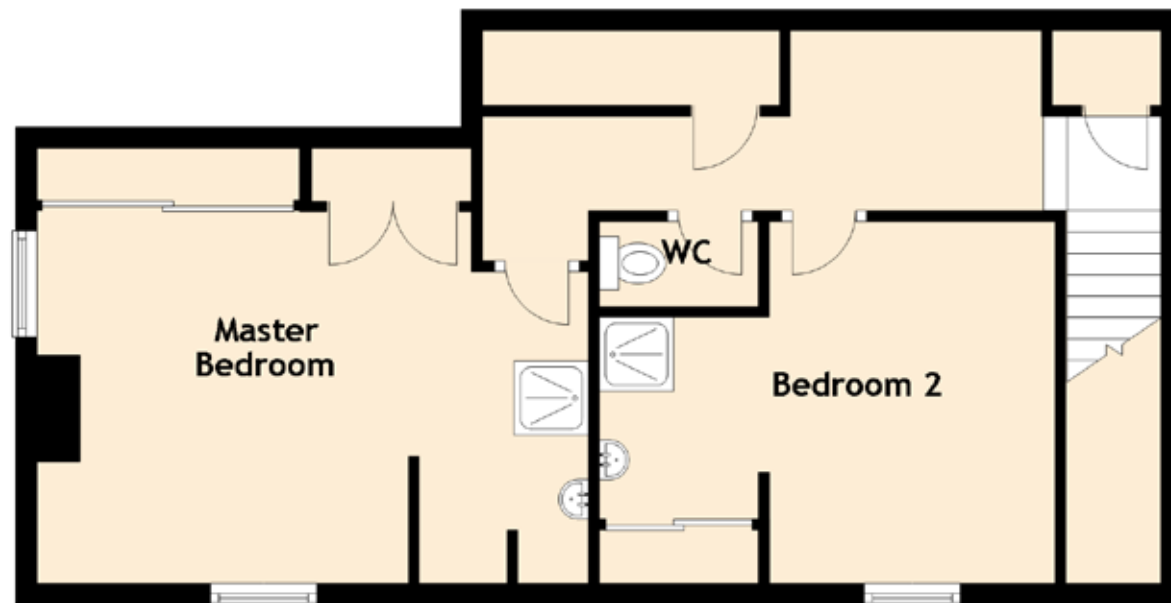














## Lower & Middle Levels

Approximate Dimensions  
(Taken from the widest point)

### GROUND FLOOR

Kitchen/Diner	8.90m (29'2") x 4.20m (13'9")
Lounge	5.00m (16'5") x 4.40m (14'5")
Utility	3.00m (9'10") x 1.80m (5'11")

### FIRST FLOOR

Master Bedroom	4.10m (13'5") x 3.50m (11'6")
Bedroom 2	4.30m (14'1") x 3.41m (11'2")
WC	1.50m (4'11") x 0.80m (2'8")

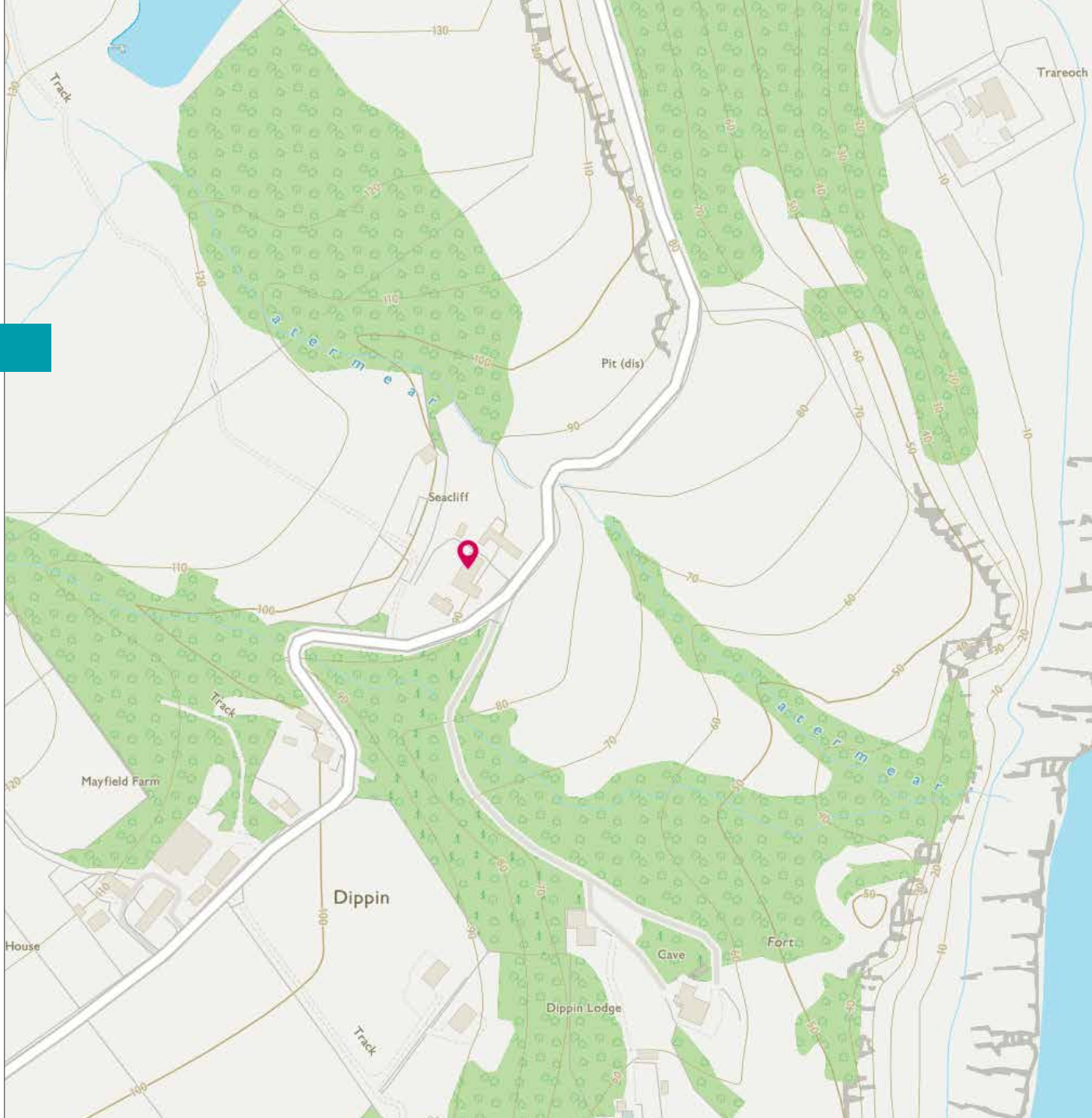


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>









# SEACLIFFE COTTAGES

## Upper Level

### ACCOMMODATION

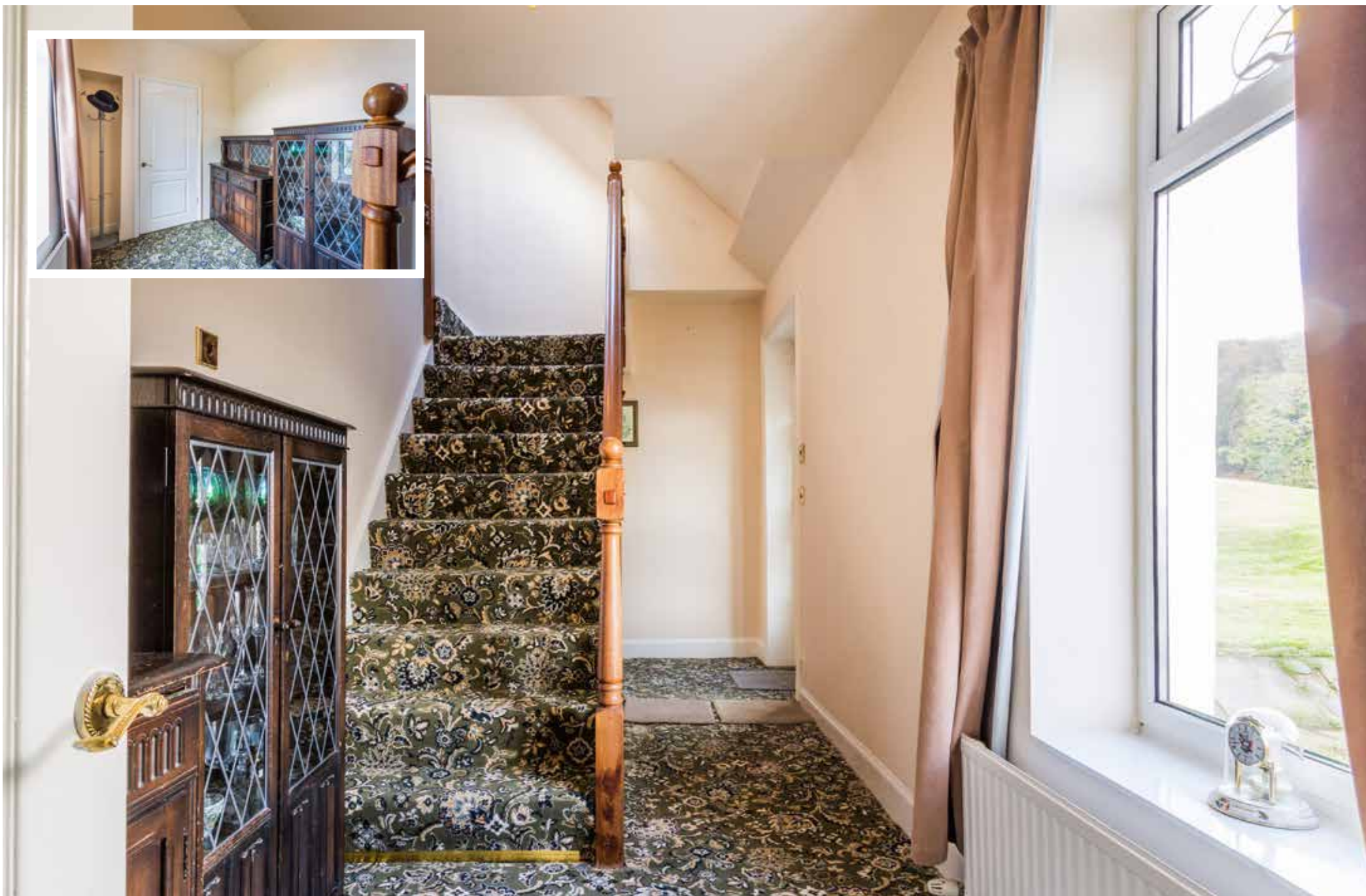
- Lounge
- Kitchen
- Three double bedrooms
- Conservatory
- Bathroom

From the middle level, three steps lead through an adjoining door to the upper level which has three double bedrooms, bathroom, lounge, kitchen, and conservatory.

Outside there is a concrete driveway with parking for several cars. The garden is one and a quarter acres, which includes an extensive vegetable growing area with a 20ftx10ft greenhouse and a collection of fruit bushes and fruit trees. There is a wooded area with a chicken compound and two chicken houses, a burn runs along the bottom of the garden. This is the perfect garden for anyone willing to be self-sufficient.

At the rear of the property are a summer house/shed and a barbecue area. The house is served by oil fired central heating, mains water supply, and a private sewage treatment plant.





















"...an adjoining door to the upper level which has three double bedrooms, bathroom..."





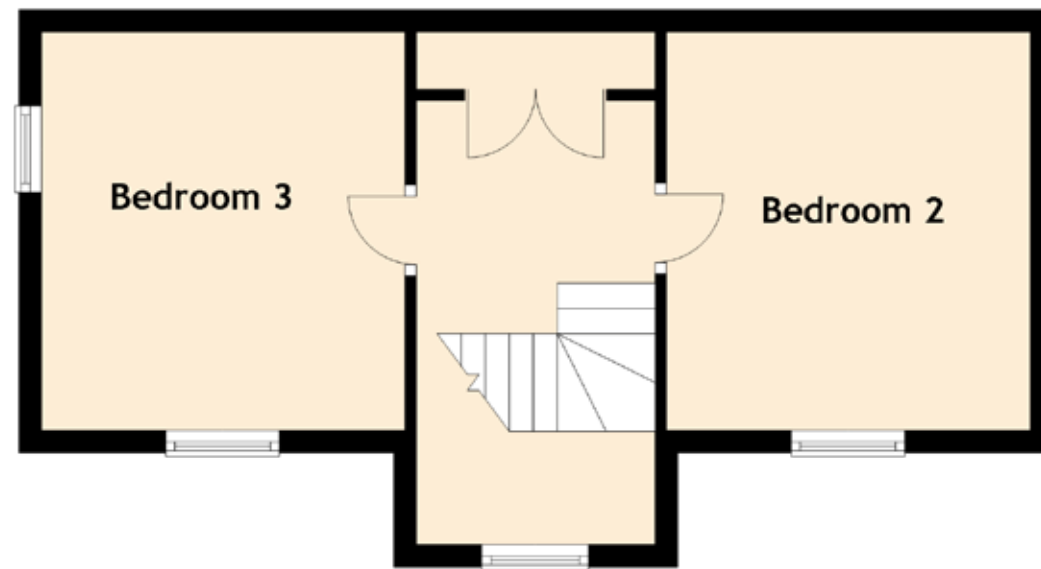
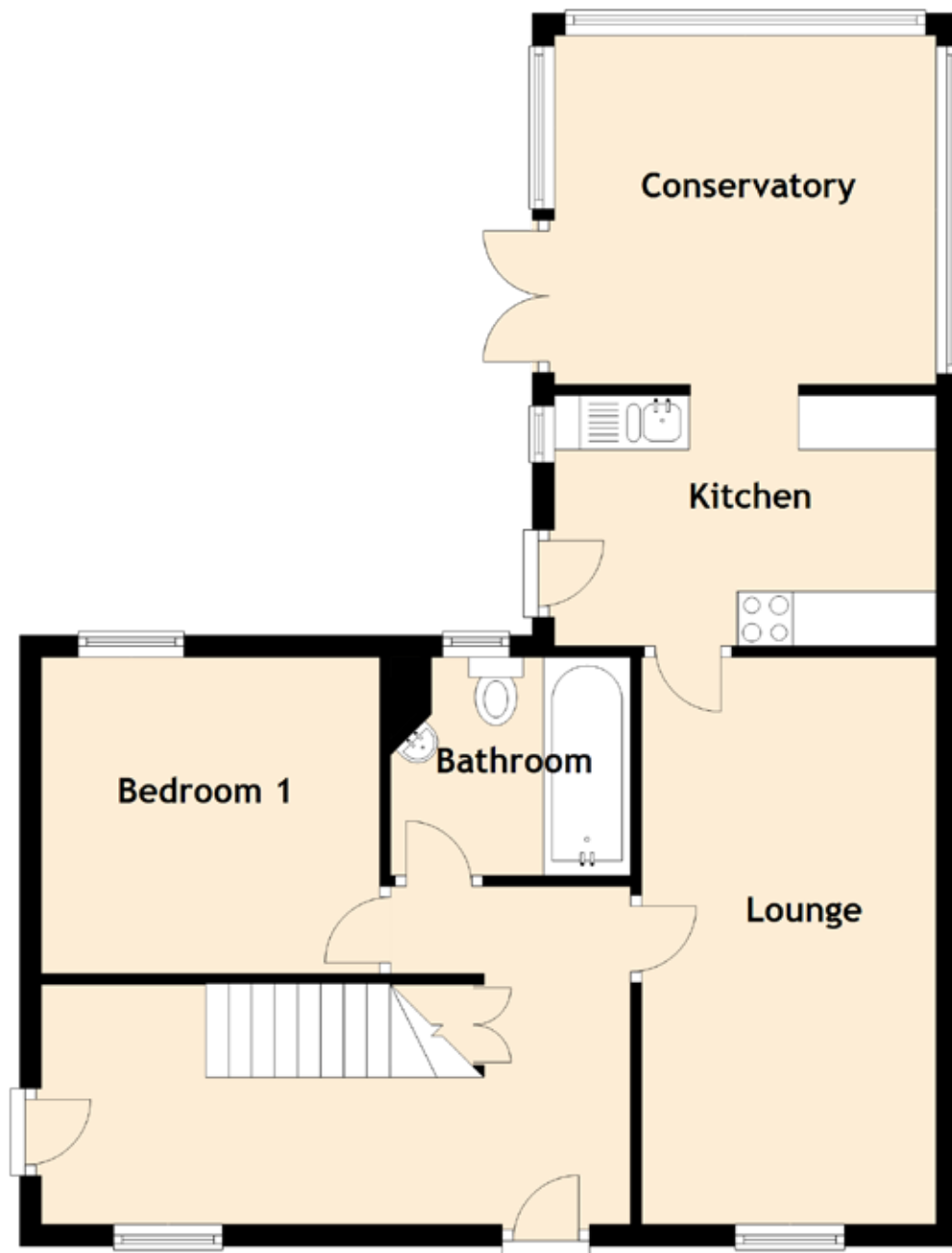














## Upper Level

Approximate Dimensions  
(Taken from the widest point)

### GROUND FLOOR

Lounge	5.20m (17'1") x 2.70m (8'10")
Kitchen	3.50m (11'6") x 2.30m (7'7")
Conservatory	3.50m (11'6") x 3.20m (10'6")
Bedroom 1	3.10m (10'2") x 2.90m (9'6")
Bathroom	2.20m (7'3") x 1.90m (6'3")

### FIRST FLOOR

Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	3.50m (11'6") x 3.20m (10'6")

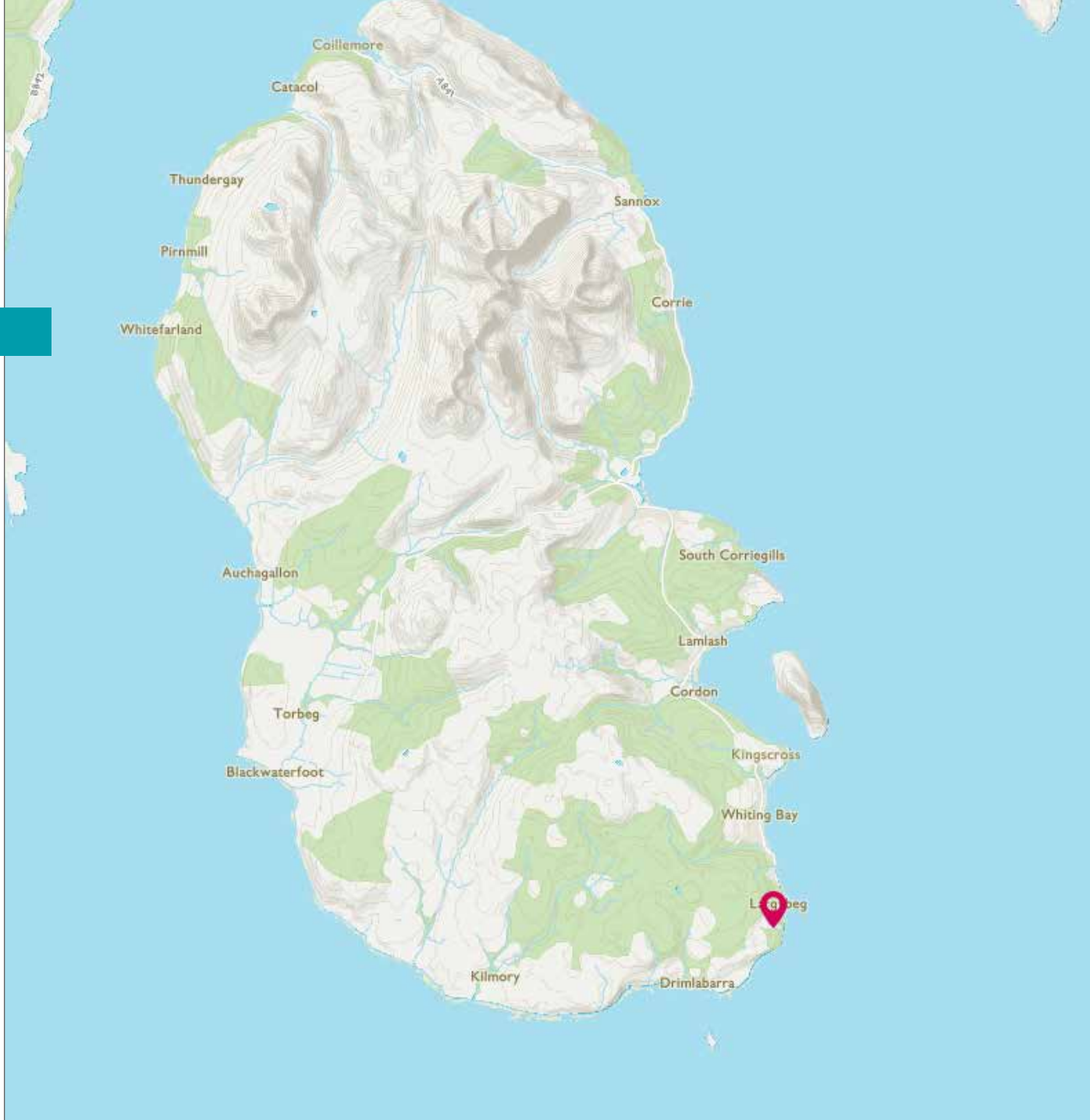


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



Available as a combination residential and or letting venue it offers to its next owners a plethora of opportunities within the new staycation changes within the current holiday market in the UK.

Tenure-Freehold

Extras (Included in the sale):  
To be discussed at formal offer.



  
**Solicitors & Estate Agents**

Tel. 0141 404 5474  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**BILL CORBETT**  
Commercial Director



Professional photography  
**ANDY SURRIDGE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer